



Section 19.15.065—Special Planning Area 3: Gateway

PURPOSE AND INTENT: The Special Planning Area 3 (SPA-3): Gateway zone implements the SPA-3 Comprehensive Plan designation. The purpose of this zone is to establish an area that will develop a quality environment that identifies a primary entrance to the City from major transportation corridors. The intent of the zone is to encourage well-designed, quality development that reinforces a positive image as one enters adjacent downtown Burien and promotes economic development. Site design, building design and landscaping is also intended to encourage pedestrian activity and connectivity to downtown.

ONLY THOSE USES LISTED ON THE FOLLOWING USE ZONE CHARTS MAY BE ALLOWED IN THE SPA-3 ZONE, SUBJECT TO MEETING ALL APPLICABLE REQUIREMENTS OF THE ZONING CODE. THE FOLLOWING SPECIAL REGULATIONS APPLY TO ALL USES IN THE GATEWAY SPECIAL PLANNING AREA ZONE. BE SURE TO CHECK THE APPLICABLE USE ZONE CHART FOR ADDITIONAL REQUIREMENTS THAT PERTAIN TO SPECIFIC USES. WHERE A SPECIAL REGULATION BELOW CONFLICTS WITH A SPECIAL REGULATION IN A USE ZONE CHART FOR A SPECIFIC USE, THE USE ZONE CHART SHALL APPLY.

19.15.065.1: SPECIAL REGULATIONS:

A. SETBACKS

- i. The required *front setback* shall be landscaped with Type III landscaping as described in Chapter 19.25. The depth of the landscaped area shall be increased 2 feet for each 10 feet (or portion thereof) *building* is *setback* greater than 10 feet. The *Director* may allow or require installation of pedestrian-oriented features or amenities in the *setback*. {Ord. 313 §1, 2000}
- ii. Parking and vehicular circulation areas are not allowed in the required *front setback*. One driveway or parking entrance per *site* for each street frontage is allowed in the *front setback*. For a *site* with a *street* frontage exceeding 240 feet, or for a *lodging facility* with a circular passenger loading area, an additional driveway or parking entrance within the *front setback* is permitted. The *Director* may modify these requirements if additional landscaping area that exceeds the requirements of this Code is provided on or off-site.
- iii. Outdoor use, activity or storage is not allowed in any required *setback* or required landscape area. The *Director* may approve use of a *setback* or landscaped area for vehicle display and sales, provided that such use will not create a public safety hazard and the remaining landscape areas are either expanded in area or planted with more vegetation.

B. PARKING

- i. Parking lots shall not be located between the *street* and the *building(s)* on the site. The *Director* may waive or modify this requirement through a Type 1 review if no other feasible alternative exists, or if the proposed site plan provides adequate screening of the majority of the parking area from the *street*.
- ii. The maximum width of a parking lot within 20 feet of a *street* shall not exceed the lesser of 63 feet or 75% of the frontage of the *site*.

C. BUILDING DESIGN

- i. Each *building* wall or portion of a wall that is closer than 50 feet to any *property line* of the *site* must be screened or treated in at least one of the ways listed in Section 19.15.065.1.C.ii below if it meets either of the following criteria:
 - a. The wall or portion of the wall has a surface area of at least 400 square feet and has a length and a width of at least 10 feet without a window, door, facade modulation at least 4 feet in depth or other architectural feature; or,
 - b. The wall or portion of the wall is between 4 feet and 13 feet above finished grade level directly adjacent to the wall and has a horizontal dimension longer than 15 feet without a window, door, facade modulation at least 4 feet in depth or other architectural feature.
- ii. At least one of the following techniques must be used to treat or screen *building* walls or portions of walls that meet either of the criteria in Section 19.15.065.1.C.i:
 - a. Installation of a vertical trellis with climbing vines or plant material in front of the wall. The trellis and its mounting system shall be of sufficient strength to support mature vegetation.
 - b. Providing a landscaped planting bed at least 5 feet wide or a raised planter bed at least 2 feet high and 3 feet wide in front of the wall and planted with materials that will obscure or screen at least 50% of the wall within 2 years. The planting bed is in addition to any landscaping required by other sections of this Code.
 - c. Use of alternative techniques to screen the wall, as approved through a Type 1 review process.
- iii. The first floor walls of a *building* which are within 50 feet of and face toward a *street* shall include at least one public entrance to the *building* or window to provide visual access to the activity within the *building*, for each 50 feet of wall length. Alternative techniques to provide visual access to the activity within the *building* may be used, if approved through a Type 1 review process.

D. URBAN DESIGN ELEMENTS

- i. New Development and/or *substantial improvement* shall
 - a. Conform with the Burien Gateway Design Report dated December 1998.
 - b. Underground any existing above-ground utilities in the *right-of-way*, if feasible, and if approved by the serving utility.
 - c. Underground all proposed utilities and any existing above-ground utilities located between any *structures* on the *site* and the *right-of-way*.
 - d. Dedicate adequate width for abutting substandard *right-of-ways*, based on the City's adopted road standards, including the width of all improvements required to be located in the *right-of-way*.
- ii. Repealed. [Ord. 313 §1, 2000]

DIRECTIONS: FIRST, read down to find use...THEN, across for REGULATIONS										
<div><div>SPA-3 GATEWAY</div><div>USE</div><div>⇓</div></div>	⇓REGULATIONS	Special Review Process (See Ch. 19.65)	MINIMUMS		MAXIMUMS			Landscape Category (See Ch. 19.25)	Minimum Required Parking Spaces (See Ch. 19.20)	Special Regulations (See also Section 19.15.065.1 and Miscellaneous Use, Development and Performance Standards Ch. 19.17)
			Lot Area	SETBACKS		Lot Coverage				
				Front Setback	Interior Setback	Building Coverage	Impervious Surface Coverage			

19.15.065.2 <i>Retail</i> <i>Office</i> <i>Recreational Facility</i> <i>Theatre</i>	None. See Special Regulation 4.	None	5'	0'	85%	90%	3 Stories	C	3 spaces per 1,000 s.f. of <i>net floor area</i> . [Ord. 313 §1, 2000]	1. The following are not permitted: <i>recycling center</i> , and <i>self-service storage facility</i> . 2. Distribution, wholesaling, or manufacturing that support the <i>primary use</i> are allowed as an <i>accessory use</i> . 3. An <i>amusement arcade</i> is allowed as an <i>accessory use</i> . 4. Retail uses shall not exceed 60,000 square feet of <i>gross floor area</i> , except through a Type 1 review.
19.15.065.3 <i>Eating and Drinking Establishment</i>	None	None	5'	0'	85%	90%	3 Stories	C	13 spaces per 1,000 s.f. of dining or lounge area	1. Distribution, wholesaling or manufacturing that support the <i>primary use</i> are allowed as an <i>accessory use</i> . 2. An <i>amusement arcade</i> is allowed as an <i>accessory use</i> .
19.15.065.4 <i>Day Care Center</i>	None	None	5'	0'	85%	90%	3 Stories	B	See Sec. 19.20.030.2 [Ord. 292 § 6, 2000]	1. Must Provide State certification of safe passenger loading area.
19.15.065.5 <i>Lodging Facility</i>	None	None	5'	0'	85%	90%	No limit	C	See Sec. 19.20.030.2 [Ord. 292 § 6, 2000]	
19.15.065.6 <i>Community Facility</i>	None	None	5'	0'	85%	90%	3 Stories	C	See Sec. 19.20.030.2 [Ord. 292 § 6, 2000]	
19.15.065.7 <i>Mixed Use</i>	None	None	5'	0'	85%	90%	3 Stories	C	See Sec. 19.20.030.2 [Ord. 292 § 6, 2000]	1. Maximum residential density is 24 dwelling units per acre. 2. Shall provide retail, office and/or eating and drinking establishment uses on the floor adjacent to a street, or if the site does not abut a street, on floor adjacent to parking lot. 3. At least 25% of the gross floor area must be designed and used for retail, office or eating and drinking establishment uses.

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		Lot Area	SETBACKS		Lot Coverage		Building Height			
			Front Setback	Interior Setback	Building Coverage	Impervious Surface Coverage				
19.15.065.8 <i>Public Park and Recreation Facilities</i>	None	None.	5'	0'	85%	90%	3 Stories	C	See Sec. 19.20.030.2 [Ord. 292 § 6, 2000]	1. Lighting for <i>structures</i> and fields shall be directed away from residential areas.
19.15.065.9 <i>Government Facility</i> <i>Private Club</i> <i>Religious Facility</i> <i>Funeral Home</i>	Type 1	None	5'	0'	85%	90%	3 Stories	C	See Sec. 19.20.030.2 [Ord. 292 § 6, 2000]	
19.15.065.10 <i>Public Utility</i>	Type 1	None	30'	30'	85%	90%	3 Stories	D	See Sec. 19.20.030.2 [Ord. 292 § 6, 2000]	1. Shall be designed, located, constructed and buffered to blend in with their surroundings and minimize adverse impacts on adjacent properties. Special attention shall be given to minimizing noise, light and glare impacts.
19.15.065.11 <i>Essential Public Facility</i>	Type 3	Development standards shall be determined on a case-by-case basis through the Type 3 review process.								1. Shall be designed, located, constructed and buffered to blend in with their surroundings and minimize adverse impacts on adjacent properties. Special attention shall be given to minimizing noise, light and glare impacts. 2. Shall comply with criteria for siting found in the Burien Comprehensive Plan.
19.15.065.12 <i>Nursing Home</i>	None	None	5'	0'	85%	90%	3 Stories	B	1 space for every 4 beds	

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19.15.065.13 Personal Wireless Service Facility	See Chapter 19.50									
19.15.065.14 Off-Site Commercial Parking	None. See Special Regulations 1 and 2.	None	5'	0'	85%	90%	3 stories	C	See Sec. 19.20.030.2	<p>1. This <i>use</i> is limited to property used for new and/or used automobile sales currently or in the twelve (12) month period preceding application.</p> <p>2. This <i>use</i> is allowed only until July 1, 2012. After this date, the <i>use</i> is illegal and must be removed.</p>

Note: All landscape categories added by Ord. 293, 2000